

Village of Menomonee Falls Ordinance No. 767-O-19

AN ORDINANCE APPROVING THE WAUKESHA STATE BANK
PLANNED INFILL DEVELOPMENT (PID)

WHEREAS, an application has been submitted on behalf of Waukesha State Bank requesting a Planned Infill Development (PID) allowing deviations in bulk and parking requirements from the C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay District, and

WHEREAS, the subject parcel is identified by Tax Key Number 43.997.008, and legally described as Lot 2 of Certified Survey Map No. 11797, and

WHEREAS, the proposed project is in general harmony with the Village of Menomonee Falls Comprehensive Plan, and

WHEREAS, the proposed project lends itself to the character of the neighborhood, and

WHEREAS, the proposed project is located in an area that will be adequately served by the improvements, facilities, utilities and services, and

WHEREAS, the public benefits from this development will outweigh the potential adverse impacts, and

WHEREAS, Division 3 of Article V of the Zoning Code permits the relaxation of certain development standards, pertaining to underlying zoning districts, in the PID Planned Infill Development Overlay Zoning District, and

WHEREAS, on July 9, 2019 the Plan Commission recommended approval of the Waukesha State Bank Planned Infill Development, subject to the following Conditions:

- Revising the site plan to show a bicycle rack accommodating a minimum of two bicycles.
- Screening all HVAC units.
- Prohibiting the storage of all materials and merchandise outside except for a screened dumpster approved by the Architectural Control Board.
- Obtaining a stormwater permit from the Village of Menomonee Falls.
- Submitting a utility plan meeting the standards of the municipal code.
- Submitting a grading plan meeting the standards of the municipal code.
- Submitting a plan, stamped by a professional engineer, showing the construction methods of all retaining walls over 4 feet high, meeting the standards of the municipal code.
- Properly abandoning all unused utility laterals and stubs per the Village Utility Department requirements.
- Constructing and operating the site consistent with the approved plans.

WHEREAS, on July 23, 2019 the Architectural Control Board recommended approval of the Waukesha State Bank Planned Infill Development, subject to the following conditions:

1. All roof or ground mounted HVAC units shall be screened from view from the public right of way.
2. The applicant shall submit details for the proposed fence and retaining wall at the rear property line to Staff for review and approval.
3. Submitting details for the stone that is to be used for the maintenance strip in association with the fence at the back of the property to Staff for review and approval.
4. Following the construction of the retaining wall, staff shall review the landscaping to determine if more should be added.

NOW THEREFORE, the Village Board of Trustees hereby approves an ordinance adopting the Waukesha State Bank Planned Infill Development (PID), subject to the conditions recommended by the Plan Commission and Architectural Control Board, and the relaxation of the following development standards:

- The PID Planned Infill Development (PID) project replaces the requirement of a Conditional Use Permit for the project.
- The building will be allowed 13.42 feet closer to the rear property line, setback 86.58 feet instead of the 100 foot minimum setback required when a commercial use abuts a residential use.
- The development will be allowed with the parking lot as close as 5 feet from the northwest property line containing the shared detention pond instead of the 10 foot minimum setback from all side yard lot lines.
- The development will be allowed with 2 parking lot lights mounted 15 feet high, 3.5 feet from the side property line, and 1 parking lot light mounted 15 feet high located 10 feet from the side property line, instead of the minimum 36 foot setback required for these parking lot lights.

BE IT FURTHER RESOLVED that the conditions recommended by the Plan Commission on July 9, 2019, and the conditions recommended by the Architectural Control Board on July 23, 2019 are hereby adopted and approved as the conditions and restrictions for the Waukesha State Bank Planned Infill Development.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 5th day of August 2019.

By _____
David Glasgow, Village President

Date Posted: _____

Attest _____
Janice Moyer, Village Clerk